

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**MANAGEMENT CERTIFICATE OF  
SUNSET RANCH ALVIN HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA       §

Pursuant to Tex. Prop. Code chs. 202 and 209, the undersigned officer of Sunset Ranch Alvin Homeowners Association, Inc., the property owner's association for Sunset Ranch, a residential subdivision in Brazoria County, Texas, (the "Subdivision") submits this Management Certificate of Sunset Ranch Alvin Homeowners Association, Inc.

1. The name of the Subdivision is Sunset Ranch.
2. The name of the association for the Subdivision is Sunset Ranch Alvin Homeowners Association, Inc. ("Association").
3. The plats for the Subdivision are recorded in the Official Public Records of Brazoria County, Texas, as follows:

The Final Plat of Sunset Ranch Section One (1), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Instrument No. 2018025982.

The Final Plat of Sunset Ranch Section Two (2), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Instrument No. 2020063798.

4. The Declaration of Covenants, Conditions, Restrictions and Easements for the Subdivision have been recorded in the Official Public Records of Brazoria County, Texas, under County Clerk's File No. 2018025983 and thereafter amended by that certain Annexation of Sunset Ranch, Section 2 recorded in the Official Public Records of Brazoria County, Texas under County Clerk's File No. 2020038665, the foregoing being collectively referred to as "Declaration".

5. The contact information of the Association, and that of the person managing the Association, is c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217,

attn: Jordan Cook; jcook@lpidev.net; (281) 947-8675, lpipropertymanagement.com. The current transfer fee for the transfer of any Lot in the Association is \$200.00.

6. True and correct copies of the Bylaws of the Sunset Ranch Alvin Homeowner Association, Inc. have been recorded in the Official Public Records of Brazoria County, Texas under File No. 2019010090.

7. True and correct copies of the current Document Retention Policy, Document Production Policy and Copying Policy are attached to that certain Management Certificate recorded at Brazoria County Clerk's File No. 2019024704.

8. True and correct copies of the current Delinquency Collection Policy, Alternative Payment Schedule Policy, Collection Referral Policy, Rental and Lease Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, and Deed Restriction Violation Dispute Policy are attached hereto.

Signed this 01 day of November, 2021.

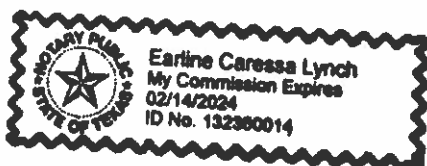
SUNSET RANCH ALVIN HOMEOWNERS  
ASSOCIATION, INC.

By: Angela Vasquez  
Name: Angela Vasquez  
Title: Property Manager

STATE OF TEXAS

COUNTY OF Brazoria

This instrument was acknowledged before me on the 1<sup>st</sup> day of November, 2021  
by Angela Vasquez, of Sunset Ranch Alvin Homeowners  
Association, Inc. a Texas not for profit corporation, on behalf of said not for profit corporation



Earline Caressa Lynch  
Notary Public in and for the State of Texas